



ZONING COMMISSION

AGENDA

Wednesday, October 10, 2012
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Neftali Ortiz, CD 2, Chair _____
Ann Zadeh, CD 1, Vice Chair _____
Robert West, CD 3 _____
Charles Edmonds, CD 4 _____
Hugh Ferrell, CD 5 _____

Stephanie Spann, CD 6 _____
Nick Genua, CD 7 _____
Wanda Conlin, CD 8 _____
Gaye Reed, CD 9 _____

I. WORK SESSION 9:00 AM Pre-Council Chamber

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases..... Staff

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON MONDAY, NOVEMBER 12, 2012 AT 7:00 P.M. UNLESS OTHERWISE STATED.

The Zoning Commission may break for lunch and a staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and will reconvene at approximately 1:00 P.M. if a break is taken.

Discussions:

Standing item: Report of Activities of the City Plan Commission

- A. Call to Order..... Chair
- B. Approval of September 12, 2012 Meeting Minutes _____
- C. Continued Cases:

- 1. ZC-12-081 DENNIS THORNTON, DBA ANCHOR ASPHALT 11467 Mosier Valley Rd.
1.25 ac.

CD 5

- a. Applicant/Agent: Dennis Hopkins
- b. Request: *From: "AG" Agricultural To: "I" Light Industrial*

2. ZC-12-098 WILLIAMS-PYRO, INC. 2711 and 2717 Whitmore St., 2716 Weisenberger 0.49 ac.
CD 9

- a. Applicant/Agent: Sandford Acquisition Co./Jim Schell
- b. Request: *From:* "A-5" One-Family and "B" Two-Family *To:* "MU-1" Low Intensity Mixed Use and "J" Medium Industrial

3. ZC-12-101 BEN FER INC., TARRANT ACQUISITION, CFW WATER DEPARTMENT 9200 – 9900
blocks of Trammel Davis Rd. 151.93 ac. CD 5

- a. Applicant/Agent: Hillary K VonAhsen, Kimley-Horn and Assoc.
- b. Request: *From:* "O-1" Floodplain and "PD-910" Planned Development/Specific Use for wastewater treatment and Police firing range *To:* "PD/SU" Planned Development/Specific Use for heliport training facility and vehicle storage; site plan included

D. New Cases:

4. ZC-12-093 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:
MOBILE VENDOR FOOD COURTS CD ALL

- a. Applicant/Agent: City of Fort Worth
- b. Request: *Text amendment:* An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Article 1 "Standards For Selected Uses", of Chapter 5, "Supplemental Use Standards," Section 5.406 "Mobile Vendors" to:
 - Add A Section To Provide Standards And Regulations for Mobile Food /Courts; to
 - Amend Section 4.802 "Nonresidential District Use Table" To Provide For The Zoning Districts Where Food Truck/Courts Are Allowed; and
 - Amend Chapter 9 "Definitions" For Mobile Food/Courts;

To review the proposed amendment:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

5. ZC-12-106 SERVICE PLUS AUTOMOTIVE REPAIR AND MAINTENANCE LLC 9801 N. Beach
1.033 ac. CD 2

- a. Applicant/Agent: Peloton Land Solutions
- b. Request: *From:* "E" *To:* "PD/E" plus tire sales repair and service, minor automotive repair, oil change, state inspections, emissions testing, no outside storage; site plan included

6. ZC-12-107 KELLER HASLET ALL STORAGE LTD. 4868 Keller Haslet & 12649 Katy Rd
24.086 ac. CD 2

- a. Applicant/Agent: Coy Quine
- b. Request: *From:* "I" Light Industrial *To:* "PD/I" Planned Development for all uses in "I" Light Industrial plus mini storage; site plan included

7. ZC-12-108 KATY ROAD ALL STORAGE LTD. 4874 Keller Haslet 12.17 ac. CD 2

- a. Applicant/Agent: Coy Quine
- b. Request: *From:* "I" Light Industrial *To:* "PD/I" Planned Development for all uses in "I" Light Industrial plus mini storage; site plan included

8. ZC-12-109 BEN PATTERSON 6245 Granite Creek 0.13 ac. CD 7

- a. Applicant/Agent: James Schell
- b. Request: *From:* "A-5" *To:* "PD/A-5" Planned Development for all uses in "A-5" One-Family plus group home with up to eight residents and one resident supervisor; site plan waiver requested

9. SP-12-008 SANDAGE DEVELOPMENT PARTNERS LLC 2809 - 2821 Sandage Ave
0.56 ac. CD 9

- a. Applicant/Agent: Timm Baumann/Sandage Development Partners
- b. Request: *From:* Site plan requirement for "PD-794" Planned Development for residential units

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Access to the building and special parking are available on the south side of City Hall off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish translation, or large print may call 817-392-8028, FAX 817-392-7526, or call TDD 1-800-RELAY-TX at least 48 hours (2 days) prior to the meeting so that appropriate arrangements can be made.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible por silla de ruedas. Acceso al edificio y área de estacionamiento especial está disponible en el lado sur del Ayuntamiento por la Calle Texas. Personas que requieren acomodaciones especiales, servicios de interpretación al español u otro lenguaje, servicios de interpretación de lenguaje por señas, o letra grande pueden llamar 817-392-8028, o llamar TDD 1-800-RELAY-TX al menos 48 horas (2 días) antes de la reunión para que se puedan hacer arreglos apropiados.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Thursday, October 04, 2012 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas